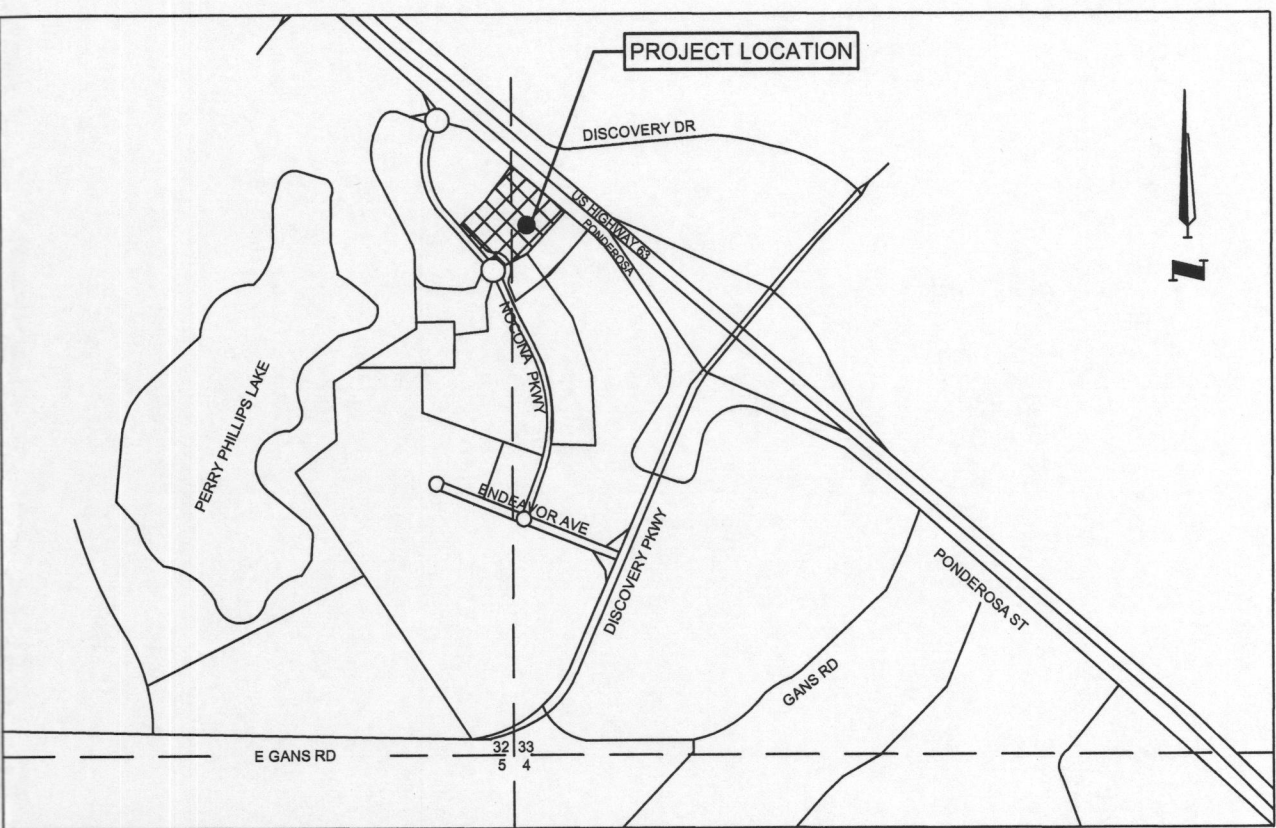
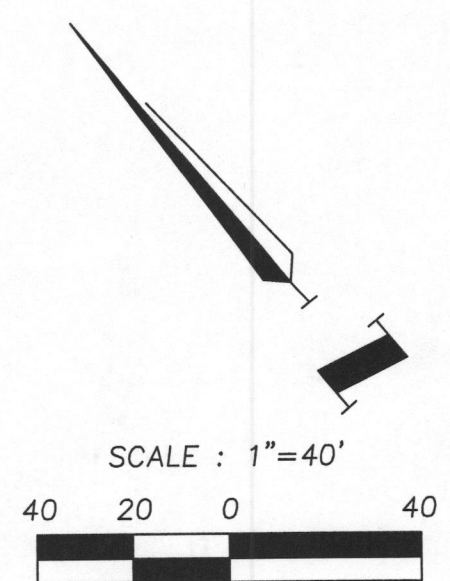
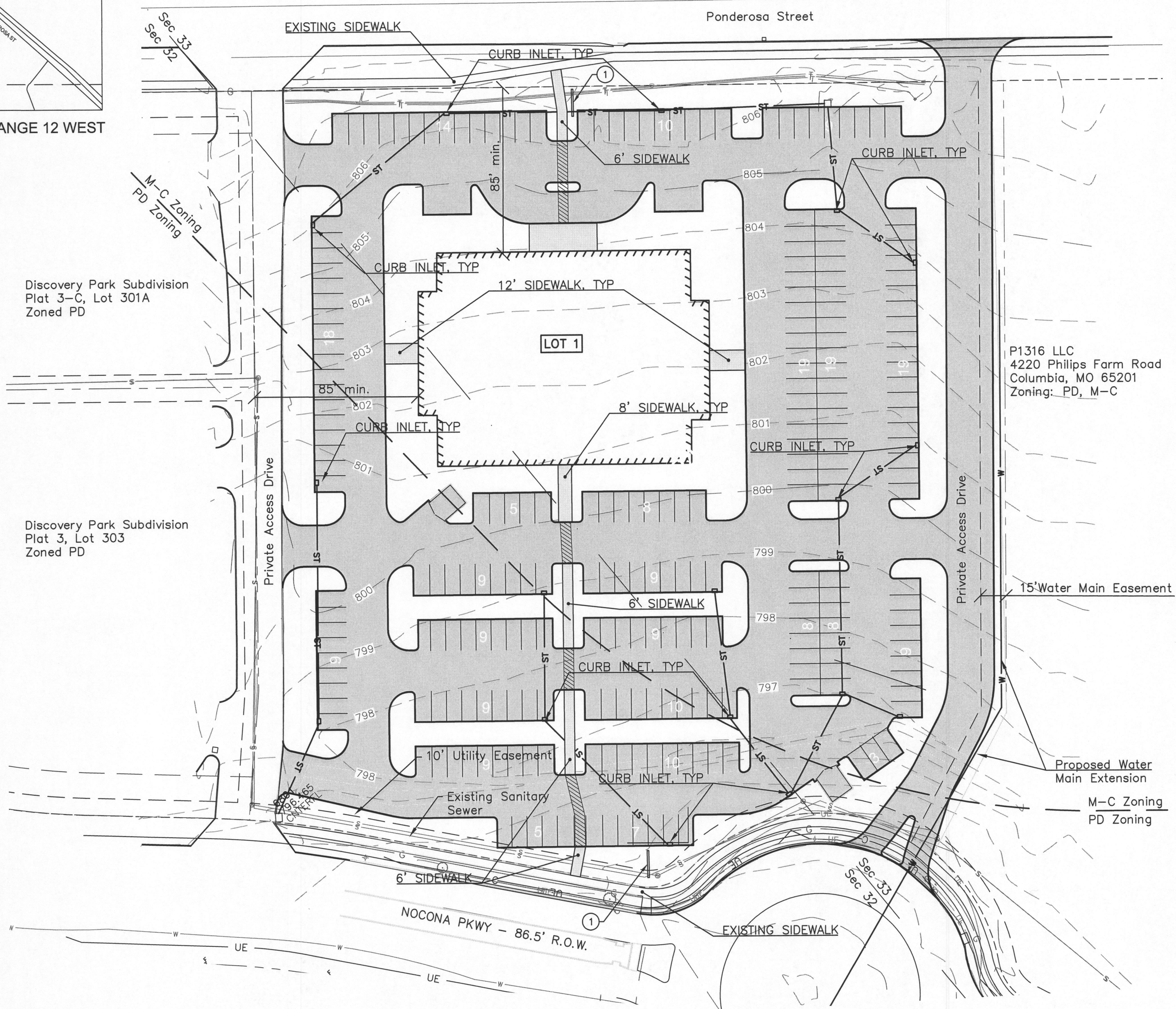


Discovery Professional Offices PD PLAN

Columbia, Boone County, MO



SECTIONS 32,33, TOWNSHIP 48 NORTH, RANGE 12 WEST
LOCATION MAP
N.T.S.



SITE DESCRIPTION:
EXISTING DESCRIPTION:
PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069,
PAGE 102 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH,
RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY,
MISSOURI.

PROPOSED DESCRIPTION:
Discovery Professional Offices, Plat One, Lot 1, consisting of 4.6
acres

OWNER/DEVELOPER:
P1316 LLC
4220 Phillips Farm Road
Columbia, MO 65201

FLOOD PLAIN STATEMENT:
This tract is located in an Area Determined to be Outside the
0.2% Annual Chance Floodplain, Zone X, as shown by the flood
map panel #29019C0295E dated April 19, 2017

STREAM BUFFER STATEMENT:
There are no regulated streams within or abutting this tract
as determined by the USGS map for Columbia Quadrangle,
Boone County, Missouri and Article X of Chapter 12A of the
City of Columbia Code of Ordinances.

BUILDING INFORMATION:
No Buildings Proposed in PD Zoned Area

PARKING RATIO:
Building Gross Square Footing: 60,000
Parking Stalls Provided: 244
Parking Ratio As Shown: 1 stall/ 246 SF

GENERAL NOTES:
1. All existing utilities on this site are underground unless
noted

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
THIS 10th DAY OF December, 2020
Sara Loe
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT
TO ORDINANCE # 024514
ON THE 14th DAY OF January, 2021
Brian Treece
BRIAN TREECE, MAYOR

ATTEST:
Sheela Amin
SHEELA AMIN, CLERK

SIGNAGE NOTES:
① The site will have a maximum of 2 monument
signs in the locations shown.
Maximum Height: 4'
Maximum Area: 48 SF

SITE LIGHTING NOTES:
1. Parking lot lighting will be full cut off LED area
lights on round poles with a maximum height of 28
feet including base. Lighting will comply with City
of Columbia UDC standards.
2. Building mounted lighting is undetermined at this
time. A complete outdoor lighting plan complying
with City of Columbia UDC Chapter 29-4.5 will be
prepared and submitted at the time of final design.

STORMWATER MANAGEMENT:
1. Stormwater for the proposed development area will be collected on
site by curb and area inlets, and conveyed to the existing storm
sewer network along Nocona Parkway, which conveys stormwater to
lot 6 of Discovery Park Plat 2-B. Lot 6 is a stormwater only/not
for development lot containing a regional stormwater BMP that
provides water quality for multiple surrounding developments, in
accordance with Ordinance 18043, the development agreement for
this and surrounding properties.

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILLIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-5476
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	DATE	BY
1	City Review Comments	1/12/20	TPW
2	City Review Comments	1/22/20	TPW

TPW	TPW	TPW	TPW
E-2000150081	E-2000150081	E-2000150081	E-2000150081
12-2-20	12-2-20	12-2-20	12-2-20
20C010008	20C010008	20C010008	20C010008

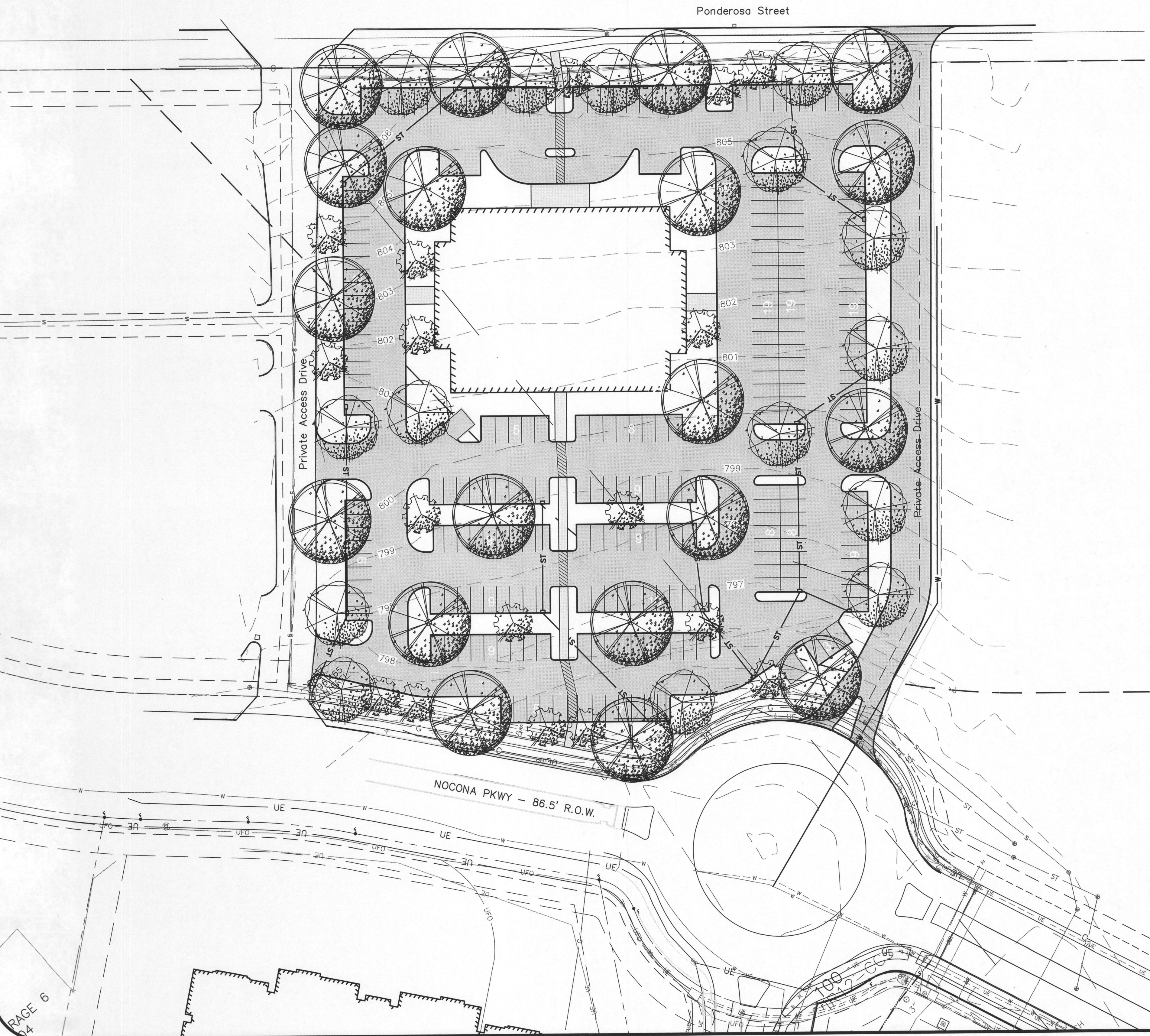
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Discovery Prof. Offices Plat One, Lot 1
PD Development Plan
Site Overview
COLUMBIA, BOONE COUNTY, MO

STATE OF MISSOURI
THOMAS P. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
E-2000150081
12-2-20

SHEET NUMBER
PD1
1 OF 2

Dec 02, 2020 - 4:43pm Plotted By: Tom W:\200010009 - Central Stores - Infield Office Bldg #1\ADMIN\Reports\PD Plan Documents\201102 PD Plan first Submittal\Infield Office PD Plan.dwg Layout: L1



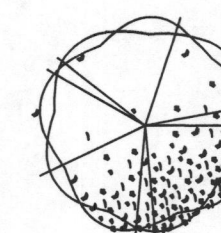
LANDSCAPE NOTES

- All landscaping shall comply with the minimum requirements of Section 29-4.4 of the City of Columbia Unified Development Code.
- Total Area: 189,831 SF
Parking Area 117,529 SF
Building & Sidewalk Area: 21,419 SF
Landscaped Area: 50,883 SF
- Street Tree Requirements: 1 tree per 40' of street frontage.
Lot has 834 LF of street frontage:
 $834 \text{ LF} / 40 = 21$ street trees required.
30% Medium Trees = 6 Medium Trees
30% Large Trees = 7 Large Trees
Other Shade & Ornamental Trees = 8
- Interior Landscaping Tree Requirements: 1 tree per 4000 SF of paved area
 $117,529 \text{ SF} / 4000 = 29.4$; 30 trees required.
30% Medium Trees = 9 Medium Trees
40% Large Trees = 12 Large Trees
Other Shade & Ornamental Trees = 9
- Bioretention Basin Plantings will be selected at time of final design and will comply with UDO 29-4.4 and the City of Columbia Stormwater Design Manual.

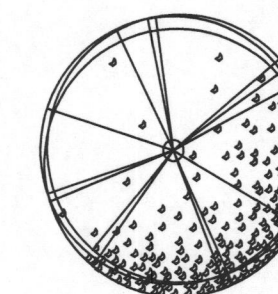
PROPOSED LANDSCAPING FEATURES



ORNAMENTAL TREE
4' TALL AT PLANTING



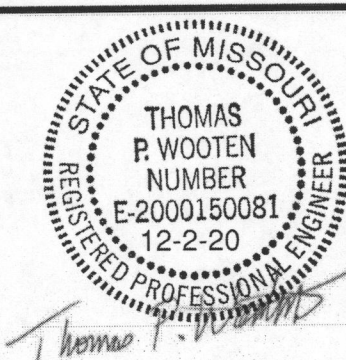
MEDIUM DECIDUOUS SHADE TREE
2" CALIPER



LARGE DECIDUOUS SHADE TREE
2" CALIPER

Discovery Prof. Offices Plat One, Lot 1
PD Development Plan
Conceptual Landscape Plan

COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
L1
2 OF 2

REVISIONS

NO.	DESCRIPTION	BY	DATE	DRAWN BY:	TPW
1	City Review Comments	TPW	11/23/20	LICENSE NO.	E-2000150081
2	City Review Comments	TPW	12/20	CHECKED BY:	
				LICENSE NO.	
				DATE:	12-2-20
				JOB NUMBER:	200010008

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